

REQUEST FOR BOARD ACTION

SUBJECT: Consideration and adoption of resolution initiating a project area plan for the Community Development Project area – Gardner Village Station – CDA #2.

SUMMARY: As part of the discussions related to the review of the preliminary development plan for the Gardner Station Apartments there has been discussion between Board (and Council) members and the property owners to consider tax increment financing for assistance with village improvements. Pursuant to Section 17C-4-103 the Agency has prepared a draft resolution to initiate a project area plan, budget and benefit analysis.

FISCAL IMPACT: Consulting fees for the analysis are estimated to be in a range between \$12,000 to \$15,000.

STAFF RECOMMENDATION:


Adopt resolution initiating a project area plan for the Community Development Project area – Gardner Village Station – CDA #2.

MOTION RECOMMENDED:

"I move to approve resolution # 162 authorizing the initiation of a project area plan for the Community Development Project area Gardner Village Station – CDA #2."

Roll Call vote required

Prepared by:


Tom Burdett
Development Director

Recommended by:


Richard L. Davis
Executive Director

BACKGROUND DISCUSSION:

In a recent meeting staff and board members met with the managing member of Gardner Village and Colosimo Development to discuss the next phase of Gardner Village Planned Community. The Colosimo Development is planning to construct the Gardner Apartments and has proposed a preliminary development plan for the site. As part of the discussions related to the review of the development plan, there was a discussion of the use of tax increment financing for assistance with village improvements. The site for the next phase is challenged by topography, fill material (soils), natural springs, an irrigation canal, internal village circulation and accessing the TRAX station due to crossing 7800 south. The city through the RDA desires to examine an analysis of a plan to assist with mitigating these impediments by forming a Community Development Area (CDA).

RESOLUTION NO. 162

DATE: April 2, 2014

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF WEST JORDAN, AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE GARDNER VILLAGE-STATION COMMUNITY DEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of West Jordan (the "Agency") was created to transact the business and exercise all of the powers provided for in the Utah Neighborhood Development Act, the Utah Redevelopment Agencies Act and the current Utah Community Development and Renewal Agencies Act and any subsequent, replacement or amended law or act (the "Act"); and

WHEREAS, pursuant to Section 17C-4-101 of the Act, Utah Code Annotated 1953, as amended, the Agency board is duly empowered to authorize by resolution the preparation of a draft community development project area plan; and

WHEREAS, the Agency board desires to authorize the preparation of a draft community development project area plan for a proposed community development project area known as the Gardner Village-Station Community Development Project Area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF WEST JORDAN that the Agency and its staff are hereby authorized to:

1. Prepare a draft community development project area plan for the proposed Gardner Village-Station Community Development Project Area;
2. Obtain whatever information is needed, and hire or contract with consultants and others as necessary for the preparation of the draft community development project area plan; and
3. Take other and additional actions necessary or prudent in considering and creating the proposed community development project area in compliance with the Act.

ADOPTED by the Board of Directors of the Redevelopment Agency of the City of West Jordan this ____ day of April 2014.

REDEVELOPMENT AGENCY OF
THE CITY OF WEST JORDAN

Kim V. Rolfe, Chairperson

ATTEST:

Richard L. Davis, Executive Director

VOTING BY THE AGENCY BOARD:

Board Member Haaga

Board Member Hansen

Board Member McConnehey

Board Member Nichols

Board Member Southworth

Board Member Stoker

Chairperson Rolfe

"AYE"

"NAY"
